

Minutes of Men's Coffee Group – September 13, 2011

The meeting opened with a short discussion on the gun range. As reported in the past meetings, the parcel where the gun range was established has been sold to the South West Florida Water Management District. The lease holder or tenant has 90 days to vacate the property.

The discussion then turned to the question of a second emergency exit. Some members felt a second gate for emergency egress might even be required by the Bonita Springs Fire Department or Lee County Code Enforcement, etc. It was suggested that maybe the Village Walk Safety Committee could look into this issue with Pulte, Bonita Springs and Lee County Authorities.

The next issue discussed involved the September 15th Meeting involving the changes to our Village Walk HOA Documents. Basically two issues are on the table. The first of which involves changing our Documents so that "re-sale" homes would pay \$1,000 into the Capital Reserve Fund at time of sale. This amount would be paid by the Purchaser. Presently, only homes purchased through our Developer (Pulte) contributes to the Fund at the time of purchase. The Board would also be allowed to lower or raise the above-mentioned \$1,000 as needed. It was mentioned that many Communities in our area have similar contributions and wording in their documents.

The second change to our documents involves bringing the wording involving foreclosure and recouping monies owed to our H.O.A. more in line with Florida State Law. This should allow us to collect more back dues owed to the H.O.A.

On this same issue, a member stated that \$28,000 of our Capital Fund has already been used for Tennis Court Repair and Fuel Pump Replacement.

Todd from Mainscape answered the following questions involving landscaping:

(a) It was mentioned the nature area seemed to be overgrown with weeds. Todd stated that Mainscape has begun weeding and trimming these areas. We should see an improvement in a short time.

(b) It was asked when and where Tree Stake Removal will start? Todd stated that Pulte has asked for Tree Stake Removal to start. Mainscape would like to hold off until the end of the hurricane season.

(c) It was mentioned that different attempts to solve erosion problems around the bases of our bridges have been tried, such as adding piping and concrete, but to little or no avail. What else might be done? Mainscape feels that by raising and banking the area around the base of the bridges, and then seeding with "Bahia Grass" might alleviate the problem.

At this point of the meeting, it was suggested that the minutes of this and future meetings be sent to both Scott Brooks and our Town Manager - Kathryn Halas

Kathryn answered the following questions:

(a) A question was raised involving the mold on our paved sidewalks. Kathryn stated that 2 bids on power cleaning the sidewalks have been placed, plus in house cleaning is on-going.

(b) Kathryn was asked about the installation of a second gate for emergency egress. Kathryn suggested that we (Homeowners) should do a cost study before presenting any proposal to Pulte.

(c) It was asked who are our Board Members. Our Board is made up of three members:

Scott Brooks - President

Rich McCormick - Vice President

Jordan Goldman - Secretary/Treasurer

(d) A discussion arose to whether Pulte owns 10 feet of land north of our front gate on Bonita Beach Road. Kathryn was not aware of any ownership of property once outside our community, but she would look into it.